

RESOLUTION NO. RA-00-03

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY APPROVING AND
AUTHORIZING EXECUTION OF A COMBINED GRANT AGREEMENT AND DISPOSITION
AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY, THE CITY OF
EL PASO DE ROBLES AND THE PASO ROBLES YOUTH ARTS FOUNDATION
FOR THE ACQUISITION OF PROPERTY AT THE NORTHWEST CORNER OF SPRING AND
32ND STREETS FOR A YOUTH ACTIVITIES CENTER

WHEREAS, the Paso Robles Redevelopment Agency (the "Agency") is carrying out the Redevelopment Plan (the "Redevelopment Plan") for the Paso Robles Redevelopment Project (the "Redevelopment Project"); and

WHEREAS, the Agency has prepared a Grant Agreement and Disposition and Development Agreement (the "DDA") between the Agency, the City of El Paso de Robles (the "City") and the Paso Robles Youth Arts Foundation, a non-profit organization ("YAF"), which provides, among other things, (i) for the City to grant \$135,000 in federal Community Development Block Grant ("CDBG") Funds to YAF to purchase certain parcels of real property totaling approximately 0.66 acres and located on the north side of 32nd Street, between Spring and 32nd Streets (the "Site"), which is presently owned by the Agency, and (ii) for YAF to acquire the Site from the Agency using said CDBG funds and develop and operate a youth activities center on the Site; and

WHEREAS, the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) provides in Section 33431 that any sale or lease of Agency property may be made only after a public hearing of the Agency after publication of notice as provided by law; and

WHEREAS, Community Redevelopment Law provides in Section 33433 that before any property acquired, in whole or in part, with tax increment monies, is sold or leased for development pursuant to a redevelopment plan, such sale or lease shall first be approved by the legislative body after a public hearing, that notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community for at least two (2) successive weeks prior to the hearing, and that the Agency shall make available for public inspection a copy of the proposed sale or lease and a summary of the financial aspects of the proposal; and

WHEREAS, notice of a joint public hearing by the City Council of the City of El Paso de Robles and the Agency was published in the Tribune on March 17, 2000, and March 24, 2000; and

WHEREAS, the Agency has prepared a report (the "Report") pursuant to Section 33433 of the Health and Safety Code containing a copy of the proposed DDA and a summary describing the cost of the DDA to the Agency, the value of the property interest to be conveyed, the purchase price and other information required by said Section 33433, and said Report was made available to the public for inspection;

NOW, THEREFORE, THE PASO ROBLES REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby finds and determines that the acquisition and sale of the Site pursuant to the DDA will assist in the elimination of blight. This finding is based on the facts and information contained in the Report.

Section 2. The Agency hereby finds and determines that the acquisition and sale of the Site pursuant to the DDA is consistent with the Implementation Plan for the Redevelopment Project. This finding is based on the facts and information contained in the Report.

Section 3. The Agency hereby finds and determines that the purchase price for the Site to be paid by YAF is not less than the fair market value of the Site at its highest and best use in accordance with the Redevelopment Plan. In the event it is determined that the purchase price is less than the fair market value of the Site, then the Agency finds and determines that the purchase price for the Site to be paid by YAF is not less than the fair reuse value at the use and with the covenants and conditions and development costs required under the DDA. These findings are based upon the facts and information contained in the Report.

Section 4. The Agency hereby approves and authorizes execution of the DDA in substantially the form on file with the Secretary of the Agency.

Section 5. The Executive Director and Secretary of the Agency are hereby authorized and directed to execute the DDA on behalf of the Agency, subject to any minor conforming, technical or clarifying changes approved by the Executive Director and Agency Counsel. The Executive Director and Secretary are hereby further authorized and directed to take such further actions and execute such other documents, including, without limitation, grant deeds, as are necessary to carry out the DDA on behalf of the Agency.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles this 4th day of April 2000 by the following vote:

AYES:	Baron, Mecham, Picanco, Swanson, and Macklin
NOES:	None
ABSENT:	None
ABSTAIN:	None

Walter Macklin, Chairman

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk